

Connells

Briar Close Leamington Spa

# **Briar Close** Leamington Spa CV32 7RE







# **Property Description**

Ideally located within easy reach of Learnington Spa town centre is this spacious two double bedroom ground floor apartment. immaculate accommodation Offering throughout beginning with welcoming entrance hallway, generous lounge dining room, kitchen, two double bedrooms and modern shower room with separate W/c. Externally the property benefits from direct access to a communal garden as well as a balcony to the front of the property access via the lounge/dining room.

This would make a perfect choice for first time buyers, investors or anyone looking to downsize.

#### **Communal Entrance**

Well-maintained with access to all apartments.

### **Entrance Hallway**

Welcoming entrance hallway comprising a radiator and doors to all rooms.

Lounge Dining Room
14' 6" max x 17' 9" max ( 4.42m max x 5.41m

Spacious, light and airy lounge dining room. Having two radiators, a feature fire place, a television point, double glazed window to the rear elevation and patio doors leading to the balcony.

### Kitchen

9' 1" x 7' 7" ( 2.77m x 2.31m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob, with space for a washing machine, space for a dishwasher and space for a fridge/freezer, wall mounted central heating boiler, a double glazed window to the rear elevation and a door leading to the communal garden.

### **Bedroom One**

12' 5"  $\times$  10' 10" max into wardrobe ( 3.78m  $\times$  3.30m max into wardrobe )

Double bedroom having fitted wardrobes with sliding mirrored doors, a radiator and two double glazed windows to front elevation.

#### **Bedroom Two**

 $8^{\circ}$  1" max to wardrobe x 10' 10" ( 2.46m max to wardrobe x 3.30m )

Double bedroom having fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation.

#### **Shower Room**

Modem shower room fitted with a two piece suite, comprising a wash hand basin with vanity unit and a shower cubicle with rainfall shower. Having fully tiled walls, a heated towel rail and a double glazed window to rear elevation.

# Separate W/C

Fitted with a low level W/C, a radiator and a double glazed window to rear elevation.

#### **Communal Gardens**

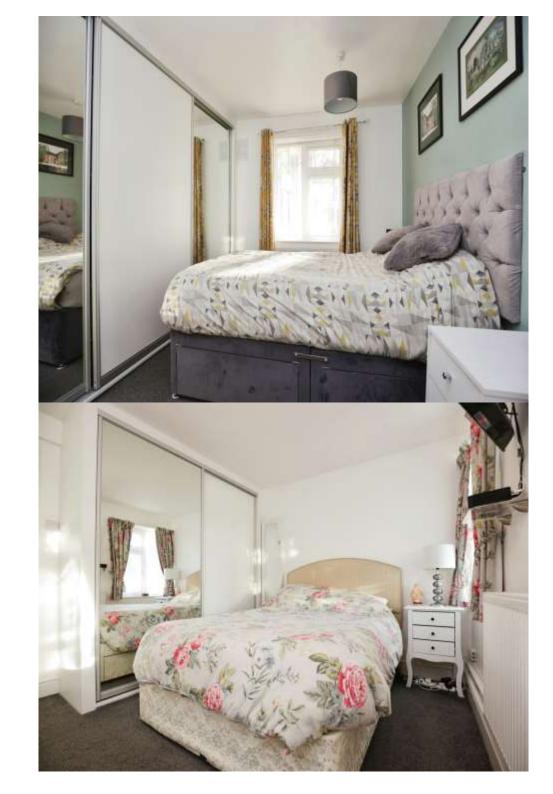
Access via the kitchen being mainly laid to lawn with gated access to further communal gardens and access to an outdoor storage cupboard with power and space for a tumble dryer.

# **Parking**

On street parking.

# **Agent's Note**

The property is leasehold with a lease length of 125 years from 4th March 2019. The property is subject to management costsfurther information available upon request.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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**EPC Rating: C** 

# view this property online connells.co.uk/Property/SPA313625

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.





Tenure: Leasehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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